



Building and Timber Pest Inspection Report

Inspection Date: Tue, 15 Apr 2025

Property Address: 288 Bungarribee Rd, Blacktown NSW 2148,
Australia



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 15 Apr 2025

The Parties

Name of the Client: Kkotmangwool Park and Min cheol Lee

Name of the Principal(if Applicable):

Job Address: 288 Bungaribee Rd, Blacktown NSW 2148, Australia

Client's Email Address: Rankgirl1@gmail.com

Client's Phone Number:

Consultant: Steve Ahn Ph: 0413 377 511
Email: Wentworthville@jimsbuildinginspections.com.au

99825C

Company Name: Jim's Building Inspections (Wentworthville)

Company Address and Postcode: Ashfield 2131

Company Email: Wentworthville@jimsbuildinginspections.com.au

Company Contact Numbers: 0413 377 511

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: The areas that remain undetected are attributed to the obstructions and limitations detailed in the report. We have categorized the risk as high, not because there are concerns regarding building or timber pest activity, but because these specific areas could not be inspected due to the aforementioned obstructions and limitations.

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect		✓
Live Timber Pest Activity		✓
Timber Pest Damage		✓
Conditions Conducive to Timber Pest Activity		✓
Evidence of fungal decay activity and/or damage		✓
Evidence of wood borer activity and/or damage		✓
Evidence of a previous termite management program		✓

Overall Condition (Building)

In summary, the building, compared to others of similar age and construction is in good condition

Overall Condition (Timber Pest)

In summary, the building, compared to others of similar age and construction is low risk in relation to susceptibility to timber pests. A termite treatment should always be considered even in a low-risk environment.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Part Slab and Part Subfloor
Furnished	Furnished
No. of bedrooms	5
Occupied	Occupied
Orientation	
Other Building Elements	Carport, Driveway, Fence - Fabricated Metal Fence, Fence - Post and Rail Construction, Footpath
Other Timber Bldg Elements	Architraves, Door Frames, Doors, Floorboards, Skirting Boards, Floating Floor, Window Frames
Roof	Timber Framed, Tiled, Pitched, Flat, Corrugated Iron (e.g. Colourbond)
Storeys	Single
Walls	Fibre Cement Sheets
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Fencing
- Interior
- Roof Exterior
- Stumps
- Subfloor
- Wall Exterior

The inspection excludes areas which are affected by obstructions, where access is limited or unsafe. We do not move obstructions and defects, timber pest activity or conditions conducive to these may not be obvious unless they are removed.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity.

Any areas which are inaccessible at the time of inspection present a high risk for undetected defects and timber pest activity and conditions conducive to these. The client is advised to make inaccessible areas accessible wherever possible for re-inspection.

Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Areas of skillion or flat roof - no access
- Ceiling linings
- Evidence of recently painted walls or ceilings

- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Subfloor manhole less than 600 x 400
- Rugs
- Stored items
- Subfloor area - Limited access due to restrictive crawl space
- Wall linings

The presence of obstructions increases the risk of undetected building defects, timber pest activity and conditions conducive to these. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas urgently.

Undetected defect risk (Building)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Undetected defect risk (Timber Pest)

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **High**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Significant Items

Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

No evidence was found

Live Timber Pest Activity

No evidence was found

Timber Pest Damage

No evidence was found

Conditions Conducive to Timber Pest Activity

No evidence was found

Evidence of fungal decay activity and/or damage

No evidence was found

Evidence of wood borer activity and/or damage

No evidence was found

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements
- Termite and Timber Pest Technician / Licensed Pest Controller

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- The overall condition of the property at the time of inspection is considered to be sound and consistent with buildings of similar age and construction. No major building defects, safety hazards, or evidence of active timber pest activity were observed within the areas accessible during the inspection.

The subfloor structure appears serviceable with no visible signs of significant deterioration or structural compromise. Notably, the subfloor inspection was conducted externally due to the limited size of the manhole, which restricted internal access; however, no concerns were identified from the visible perimeter.

While no current termite damage or borer activity was detected, certain conducive conditions were noted, which are commonly found in properties of this type and can be managed through routine maintenance. It is advisable that a preventative termite management system be considered to ensure long-term protection.

Minor irregularities such as uneven internal flooring were observed, which may relate to typical settlement or subfloor conditions. These do not present immediate structural concerns but should be monitored over time.

Moisture meter readings in wet areas were within acceptable ranges, and no signs of active leaks were present. However, due to visual access limitations and the possibility of recent non-use of wet areas, continued monitoring and periodic inspection are recommended.

Due to access restrictions in certain areas such as the ceiling void and subfloor, a high undetected defect risk rating is noted. This rating does not indicate existing defects but highlights the limitations in confirming conditions within concealed spaces. Re-inspection is recommended should access become available.

In summary, the property presents in good overall condition with no significant issues identified, and it remains suitable for continued residential use subject to normal maintenance practices. It is encouraged to undertake routine pest inspections in accordance with AS 3660.2 and engage licensed

professionals for any specialist assessments if desired.

For further information, advice and clarification please contact Steve Ahn on: 0413 377 511

Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
 Location: All Areas
 Finding: Conditions Conducive to Termites
 Information: Areas and conditions conducive to termites include the following and should be addressed through maintenance, repair, additional monitoring, or the installation of a termite management system:

No Evidence of Previous Termite Treatment: Absence of a termite management system increases vulnerability. Install a termite management system if none exists.

Inadequate Hot Water System (HWS) Overflow: This can create excess moisture, attracting termites. Ensure proper drainage systems are installed and maintained.

Inadequate Air Conditioner Overflow Drainage: Leaks or overflows can increase moisture. Ensure overflow drains are functioning properly.

No Drain to Tap: Leaking or dripping taps without proper drainage can create moisture issues. Install or repair drainage to direct water away from the structure.

Drains Not Connected to the Mains: Poor drainage systems can cause water pooling. Ensure all drains are properly connected to the mains.

Old Tree Stumps or Garden Beds: These provide a natural food source and habitat for termites. Remove old stumps and avoid garden beds close to structures.

Timber Directly In Contact to Ground - Where timber elements are in direct contact with the ground and consequently moisture or dampness they become conducive to termite activity.

Timber Fences, Decks, and Landscaping Timbers: Wood in contact with soil is highly attractive to termites. Use treated timber or ensure proper separation from the ground.

Recommendations:

Maintain and repair these areas to minimize conditions favorable to termites.

Schedule regular monitoring and inspections for termite activity.

Install a termite management system as a preventative measure.

Drill and test trees with a diameter greater than 100mm on the property for potential

termite activity.





Noted Item

Building: Main Building
 Location: Bathrooms
 Finding: Minimal Moisture Metre Readings
 Information: After conducting an assessment of the shower recess, the moisture content of the walls in and around the shower was examined. The results indicated that there was no significant difference in moisture readings between the walls behind the wet area and other walls, and there were no visible signs of recent water damage on the surrounding walls that could be inspected.

Based on these observations, it can be assumed that the waterproofing of the shower is sound and there is currently no evidence of any leakage. However, it is important to note that if the shower has not been used recently, moisture readings may not be a reliable indicator of any leaks.

It should also be noted that the visual inspection carried out may not be able to detect leaks under all circumstances. Therefore, if a more accurate assessment is required, a special purpose inspection should be requested. Alternatively, it is recommended to continue with the assumption that the shower may leak until further confirmation can be obtained.







Noted Item

Building: Main Building
 Location: All Areas
 Finding: Flooring - Uneven
 Information: The internal flooring in this area is uneven, which may indicate minor defects such as normal foundation movement or, potentially, subsidence of the subfloor stumps. Uneven flooring is a common issue in homes with pier foundations.

It is recommended to monitor the flooring over time to detect any further movement. If the flooring remains relatively stable for several months, the issue is likely due to expected foundation movement.

However, if the unevenness worsens, a more detailed inspection of the subfloor structures, including the stumps, will be necessary. In this case, repairs may be required, which should be carried out by a registered builder specializing in re-stumping.





Noted Item

Building: Main Building
 Location: Roof Exterior
 Finding: Condition of the external roof
 Information: Overall Roof Condition: The roof tiles appear to have some wear and discoloration, likely due to weathering over time. Moss or dirt accumulation is visible in certain areas, which may require cleaning to prevent further degradation.

Structural Elements: No major cracks or visible damages to the tiles are evident, indicating that the roof structure is relatively intact. Edges and overlaps between tiles seem appropriately aligned, maintaining the roof's water resistance.

Gutters: Gutters along the edge of the roof appear functional, though they might benefit from a check for blockages (e.g., debris accumulation) to ensure proper drainage.

Repairs and Maintenance: Some sections of the roof show patched tiles, suggesting previous repair work. Inspection of these patches may be necessary to confirm their durability and effectiveness.

Additional Features: The whirlybird (roof ventilation) appears intact and functional. Other fixtures, such as satellite dishes or antennas, seem securely attached.





Noted Item

Building: Main Building
Location: Subfloor
Finding: Condition of Building Elements in the Subfloor
Information: The subfloor structure appears to be in serviceable condition, with timber bearers and joists presenting as generally straight and free from significant visible deterioration.

The brick piers appear to be evenly spaced and adequately supporting the timber framing, with no major signs of displacement or cracking noted from the vantage point of the inspection.

The underside of the flooring and subfloor ventilation appears intact, and no evidence of active moisture ingress, timber decay, or pest activity was visible from the external perimeter.

It is noted that the subfloor inspection was conducted from outside the subfloor area due to the restricted size of the manhole, which prevented internal access. As such, this assessment is limited to visual observations from the accessible perimeter.

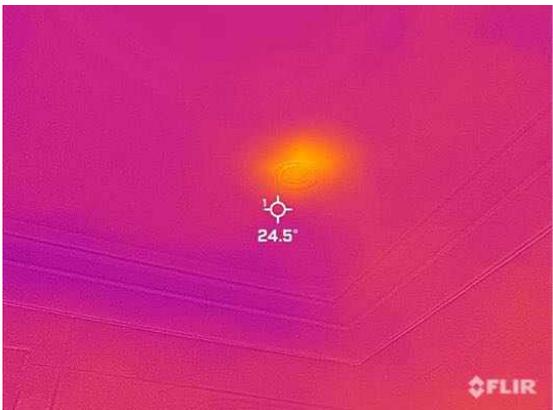
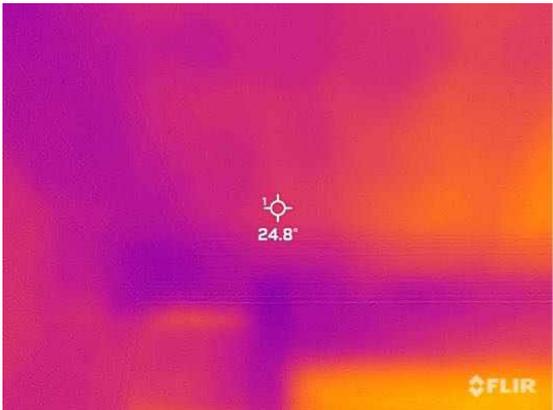
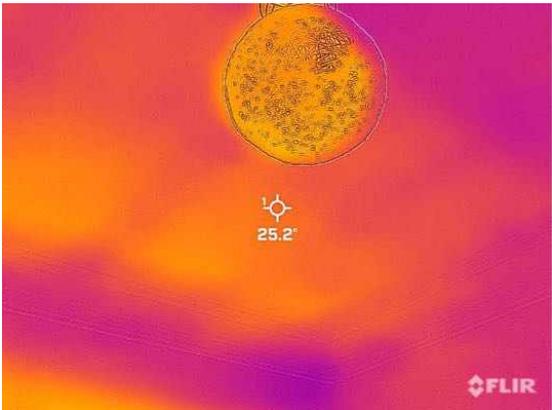
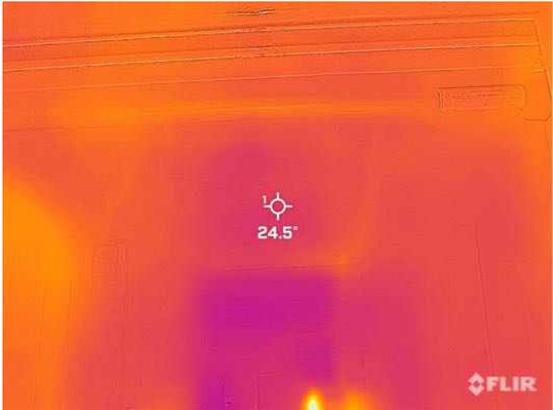
No immediate structural concerns were evident from these views, and the condition of the subfloor appears consistent with age and expected use. Further internal assessment may be warranted if future access becomes available.

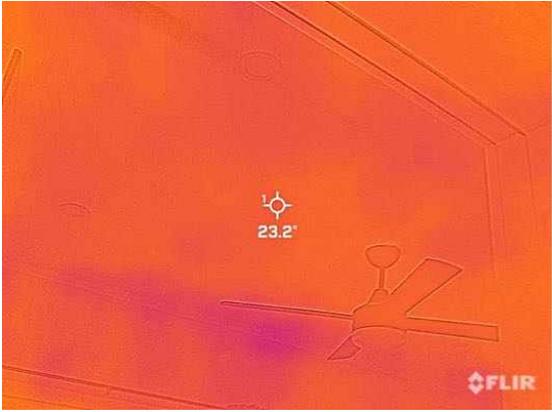
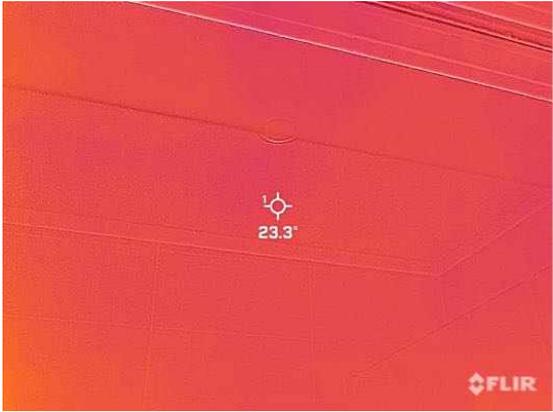
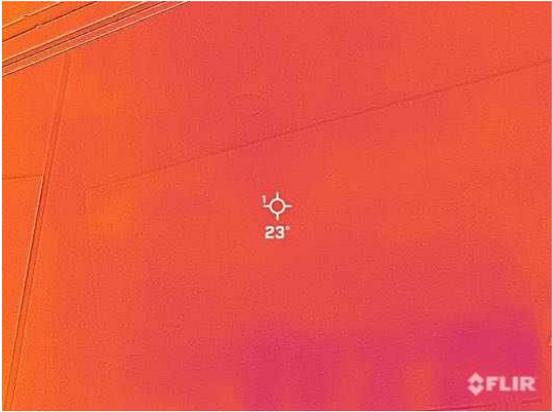
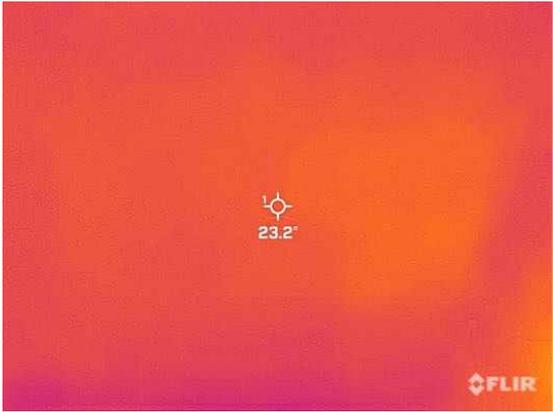




Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos
Information: Thermal imaging camera was used to detect any active water leaks or/ and termite activities in the property. No water leaks or termite activities were found from inspection by thermal imaging camera. Additional photos are attached for general reference.







Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments: (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements (b) stethoscope - an instrument used to hear sounds made by termites within building elements (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried

	out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Subterranean Termite Management Proposal	A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.
Termites	Wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be

particularly susceptible to attack by Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from an attack by Timber Pests.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose

report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of

conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.